

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23 LAVENDER AVENUE, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$585,000 & \$630,000

Median sale price

Median price \$455,000 House x Suburb PAKENHAM
Period - From April 2017 to June 2017 Source PRICEFINDER pricefinder.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 26 Landy Circuit, Pakenham	\$600,000	28/06/2017
2. 27 Arthur Phillip Drive, Pakenham	\$618,500	11/08/2017
3. 7 Henry Lawson Drive, Pakenham	\$599,000	28/07/2017

Property data source: PRICEFINDER pricefinder.com.au. Generated on 5th September 2017

Additional information about comparable sales.

26 LANDY CCT, PAKENHAM		Distance From Property: 466m  4  2  2 
	Property Type: House Area: 777 m ² RPD: 983//PS631284 Features: HIGHSET, BRICK AND TILE, CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM ...	Sale Price: \$600,000 (Agents Advice - Sale) Sale Date: 28/06/2017 Days to Sell: 51 Days Last Listed Price: \$580,000-\$630,000 Chg%: First Listed Price: \$580,000-\$630,000 Chg%:
7 HENRY LAWSON DR, PAKENHAM		Distance From Property: 652m  4  2  2 
	Property Type: House Area: 790 m ² RPD: 453//PS526241 Features: LOWSET, BRICK AND TILE, CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM ...	Sale Price: \$599,000 (Agents Advice - Sale) Sale Date: 28/07/2017 Days to Sell: 17 Days Last Listed Price: UNDER CONTRACT Chg%: First Listed Price: \$580,000 to \$638,000 Chg%:
27 ARTHUR PHILLIP DR, PAKENHAM		Distance From Property: 814m  4  2  2 
	Property Type: House Area: 738 m ² RPD: 1041//PS632978 Features:	Sale Price: \$618,500 (Agents Advice - Sale) Sale Date: 11/08/2017 Days to Sell: 44 Days Last Listed Price: \$590,000-\$649,000 Chg%: First Listed Price: \$590,000-\$649,000 Chg%:

Property data source: PRICEFINDER pricefinder.com.au. Generated on 5th September 2017